

South Los Angeles Industrial Tract BID
Interim Board of Directors Meeting
April 9, 2007 at Noon
American Central Plaza 1026 East 59th Street

In attendance: Duke Dulgarian, Greg Goodman, Matt Mullen, Barry Croxen, Steve Anderson, Felipe Delgado, Ramiro Delgado, Jenny Scanlin, Oscar Avina, Susan Levi, Tracy Krauss

- I. Meeting called to order 12:11 pm
- II. **Introductions** – None
- III. **Approval of Minutes – Motion to approve minutes as written by Croxen/Mullen unanimous.**
- IV. **Public Comments** – Dulgarian asked about changing the meeting time. Croxen stated he has a conflict with the current meeting day and time. The meetings will be at 11am moving forward. Dulgarian stated he has heard from irate property owners who believe nothing has been done. F. Delgado stated he has heard the same and feels the same and most owners are not in favor of the BID. F. Delgado stated he believes some votes did not get counted because they weren't received and he feels there are already enough taxes. Delgado stated he didn't see any benefit forthcoming. Croxen asked if votes not received count as a no vote. Levi stated they are not counted as a no vote. Delgado stated he voted no. Levi stated the votes only count if they are received and once the public hearing is closed the ballots are counted. Dulgarian stated a lot of owners did vote yes. Croxen stated he voted no, as did Mullen, but it is a done deal. Dulgarian stated the BID ends after 2 years. Delgado asked how the BID could move forward when so many owners voted no. Levi stated the Board has nothing to do with the votes when they're counted. Delgado asked if the board thinks there would be improvement. Dulgarian stated there was improvement in the last BID. Delgado asked what about normal taxes. Dulgarian stated he agrees that the tax dollars are not maximized. Croxen stated the area is stuck with the current situation but at the first opportunity it could be stopped and when the BID expires to not renew. Delgado asked if there has been communication with the neighbors for the meetings. Levi stated a newsletter is being mailed out and the security officers will distribute them to local businesses. Dulgarian stated no one on the board is getting paid with the exception of the BID consultant and all board members are volunteers. Croxen stated Delgado is welcome to stay at the meeting. Delgado stated he submitted his vote as a no but the BID is still going. Croxen stated the only avenue is to be involved with the BID. Mullen agreed with Croxen. Delgado asked why each owner can't pay a flat rate and go from there with everyone taking responsibility for the area. Dulgarian stated Delgado is welcome to sit in on the meeting and offer his opinion but does not wish to revisit the structure of the BID, as it is already done. Croxen stated the BID is an opportunity to form a little part of the government and have a say in how and where the money is spent. Delgado stated he feels the tract is getting better.

Croxen stated he feels it is a result of the BID. Levi stated the board is trying to get the City to be more involved and the BID could become a lobbyist for all of the property owners since it is a full group speaking. Levi stated the owners would either see a difference in 2 years or they won't. Delgado stated he believes votes were received and not counted. Levi stated she believes some votes came in after the close of the public hearing and state law allows for 45 days and there is a process that needs to be followed. Levi stated after the close of the public hearing it is illegal to count any votes. Delgado stated he is not willing to do anything since the BID is not real. Mullen stated nothing could be done about the voting process at this level.

- V. **Corporation/City Contract Update** – Levi stated the non-profit status was approved by the Franchise Tax Board and is currently awaiting the Letter of Determination from the IRS. The City contract has been executed and the assessment check was picked up and deposited today. Levi asked if the 3 check signers present would go to the bank after the meeting to finalize the bank account process. All agreed. Delgado asked who is the treasurer of the BID. Mullen is the treasurer.
- VI. **LADWP Contract** – Levi informed the board she has not yet received the contract. She could fax it for signatures. Levi stated it was an action item to execute the contract but it was approved at the previous meeting.
- VII. **Security**
 - a. **UPS Update** – Levi introduced Oscar Avina, the Post Commander, to the Board. Avina presented the statistics report, which is based on a month of street encounters. All activity is logged throughout the month. Avina has met with both Senior Lead Officers and they have a good working relationship. The SLO's are off on Mondays, which is why they haven't attended the meetings. Croxen asked if the statistics include contact with LAPD. Avina stated it does. Croxen stated it appears there were no reported assaults, burglaries or thefts. Avina confirmed the information. Levi stated when the officers encounter street racing and other activity they call the SLOs directly. Levi asked all property owners to post no trespassing and no loitering signs so that LAPD could remove transients and LAPD can't do anything without posted signage. Scanlin asked if there were a way to get the signs with the municipal code on them. Levi stated she could research where to get the signs with the code printed on them. Scanlin stated she would check with Public Works regarding distribution. Dulgarian asked how many incidents involved LAPD. Levi stated an LAPD assist is where the officers actually assist LAPD with street closures, accidents, etc. and are not necessarily a crime. Levi stated the SLOs offered to come to the meetings and suggested changing the meeting day so they could be present since they're off on Mondays. All agreed on Tuesday at 11am for meetings. Dulgarian asked what to do if someone is found. Levi stated to call the non-emergency number and a unit is sent out. Croxen asked if there is an issue with staffing levels. Levi stated that is the next item on the agenda. Levi stated the business cards and newsletters would be distributed today with all contact information to all

property and business owners and the BID is just getting started. It was asked if the security officers could initiate an arrest. Levi stated they could but it is not recommended that they attempt to arrest an armed suspect but would. Levi stated she has received a lot of calls from people in the BID who are happy with the security but agrees that everyone needs to know the information. Croxen stated a lot of contact has been made on his street and the security officers are trying. Goodman asked if the numbers would go down. Levi stated that is the objective and there typically is an increase during summer months. Once the cameras are installed a lot more arrests will be made. Dulgarian stated it is difficult without the cameras and gate arms operational. Delgado asked about liability with private security. Levi stated the BID is very well insured.

- b. Officer with Firearm** – Levi stated the armed company would not wait to be paid and the BID went through the month of March without an armed officer on graveyard. An armed officer is the equivalent of 3 to 4 regular officers. Levi stated there were 2 officers put on day shift. Levi stated many believe it would be safer to not have an officer with a firearm patrolling, as some may feel it is confrontational. There have been encounters with gang members and there is a mutual understanding what the role is of the security company and it is not to challenge the gangs. Anderson asked how Avina feels about having an armed officer. Avina does not want an officer with a firearm because he feels it could cause a bad situation. Mullen asked how much the regular officers cost. Levi stated a fire-armed officer would be billed at \$60 per hour and 3 regular officers could be added based on that rate. Dulgarian stated he likes the idea of having more people rather than a firearm. Goodman asked if there could be more officers put on the streets and then scaled down as necessary. Croxen stated it should be left to the security professionals to tell the board what they need to be comfortable and should go with Avina's recommendation. **Motion to not have an officer with a firearm by Croxen/Anderson unanimous.**

- c. Radios or Nextels** – Levi stated the contract with UPS allows for Avina to have a Nextel, a supervisor on swing to have a Nextel and an extra Nextel with radio only capabilities. Levi stated there are more officers patrolling than was planned for and due to safety issues everyone should have communication with each other, as well as the base. Levi looked into a couple of options. One option is to go with the Nextels for all officers and the other option is to install a radio system. The radio system was tested by the installation company and they could not communicate and there would need to be an antennae installed on Anderson's building, to which he agreed. A repeater may be necessary but that won't be known until the system is installed. Croxen asked about dead spots with the Nextels. Avina stated that has not been a problem. Delgado asked if the board intends to inform the property owners of how the money is handled. Levi stated there would be a quarterly report submitted and is public information. Delgado asked about having a website. Levi stated it is not in the budget or the MDP but the board could consider it. The BID may not want the financial information on a

website. Delgado stated it would be useful for the property owners. Levi stated a profit and loss statement could be sent on a monthly basis, as well as a budget versus actual. Croxen stated the board should err on the side of caution and make more than enough information available. Delgado asked if the board members are paid. Levi stated they are not and are all volunteers. Goodman asked if the Nextel chirp numbers would be available to those with Nextel. Avina stated they would. **Motion to accept Nextel by Mullen/Anderson unanimous.**

- d. **Water Cooler, mini-refrigerator, microwave** – Levi stated Avina is requesting these three items for the office, however, they no longer need a microwave. The board thanked Anderson for donating the office space. **Motion to supply the security office with a water cooler and mini-refrigerator by Croxen/Mullen unanimous.** Levi stated she would recommend that those property and business owners who have private security on their own property give that information to Avina to have more communication.

VIII. **Maintenance Services**

- a. **Clean & Green** – Levi stated she purchased cleaning supplies for the security officers, as well as received free trash bags and graffiti remover from the City. There has been more contact between UPS and the Coalition to report graffiti in the BID. Clean and Green was out with 40 kids in the area to clean up and will be back in 2 weeks. This is not included in their contract but they are voluntarily providing this service. Levi stated the BID was not on the list for the Mayor's Day of Service but she tracked down the Mayor's South LA representative and got the BID on the list. Levi asked that if the business owners could not volunteer if they could sweep up in front of their property. The Council office is also organizing a clean up day in May. Levi is hoping between LACC, the Mayor's Day of Service and CD9 that by the end of May there would be a big difference and will allow LACC to just maintain the area. Delgado asked if everyone has paid their property tax bills. Levi stated that all taxes have not yet been collected but that doesn't mean they won't eventually pay.

IX. **New Business**

- a. **Cesar Millan, The Dog Whisperer** – Levi stated The Dog Whisperer is fairly famous and his facility is located in the BID on 62nd Street. Levi stated she placed a call and they are willing to get involved to help bring attention to the area. Millan is currently filming the 4th season of his show and so he is really busy but they did ask what he could do to help. Levi asked the board for suggestions. Scanlin asked if he is a tenant or owner. Levi stated he is a tenant and they were planning on leaving but are actually purchasing a property. Delgado stated Security must go around asking people about the problems and giving out business cards is not enough. Croxen asked if the meetings are open to the tenants. Levi stated the meetings are open to all. Delgado stated he did not know about any of this and to most people nothing

is happening. Dulgarian stated the BID is just getting started. Croxen stated there has been a lot of communication over the years. Delgado stated there is now a lack of communication. Delgado stated there is only a small group that knows about the BID and everyone needs to be aware. Delgado would like to see the area improve but feels that without communication nothing will change. Croxen stated there is nothing stopping anyone from suggesting how to improve the area. Delgado stated everyone must be approached. Croxen stated every effort has been made to contact everyone and the guards have been out trying to meet everyone for months. Croxen stated he would like to have more points of view. Levi stated the newsletter would be helpful. Dulgarian suggested giving it another month and then address what is going on.

Levi informed the board that Stone's property, *which is vacant, was burned when what may have been a methamphetamine lab exploded. The LAFD assist is on the statistics report. Levi stated the board should be aware that dealers are looking for places to set up methamphetamine labs. Stone is very upset and his property sustained substantial damage. *Amended at May meeting to reflect that Stone's property was not vacant.

X. **Next Meeting Date** – The next meeting is on Tuesday, May 22 at 11am.

XI. **The meeting adjourned at 1:16pm**